

Draft of 3/2/15

Chadds Ford Township  
Delaware County, PA

Planning Commission Meeting  
Wednesday, February 11, 2015  
7:00PM

Call to Order

A meeting of the Chadds Ford Township Planning Commission was called to order on Wednesday, February 11, 2015 at 7:00PM. Present were Chairman Craig Huffman, Vice Chairman Mike Ashmore, Commissioner Bill Mock, Commissioner Tom Kerwin and Commissioner Tom Singer. Ms. Amanda Seroock, Manager, Mr. Michael Schneider, Township Engineer and Mr. Matt DiFilippo, Secretary, were also present.

Approval of Minutes

Vice Chairman's motion to approve the January 14<sup>th</sup> Planning Commission meeting minutes was seconded by Commissioner Mock and passed unanimously.

Public Comment

No public comment at this time.

Zoning Text Amendment: 1770 – 1778 Wilmington Pike

Mr. Ed Morris submitted a letter in response to his last appearance at the January 14<sup>th</sup> Planning Commission meeting. The size of the individual rooms, density and parking were discussed. Mr. Morris will submit a revised ordinance for the March Planning Commission meeting.

Subdivision Application: 432 Webb Road, Justin Gohn & Alyssa Lechmanik

Matt Bush, EB Walsh and Associates, engineer representing the applicants, presented his responses in compliance with the January 7<sup>th</sup> Pennoni review letter and requested a recommendation from the Planning Commission. The Delaware County Planning Commission letter was also reviewed.

Chairman Huffman's motion to approve the preliminary/ final subdivision plan for 432 Webb Road, Justin Gohn and Alyssa Lechmanik, was seconded by Vice Chairman Ashmore and approved unanimously subject to the following conditions: compliance with future letters from Pennoni Associates, including but not limited to the calculation of steep slopes; alert Delaware County Planning Commission of any historic artifacts found on the site; 12-inch caliper trees removed in the course of excavation or grading must be replaced with 3-inch caliper trees; the plan should note that the driveway is a pre-existing, non-conforming driveway; and, the Board of Supervisors waive the street tree requirements.

### SALDO Stormwater Mangement Amendment

Chairman Huffman announced that the amendment will be available in March for discussion with hopes of action at the April Planning Commission meeting.

### New Business: Hydrant and Water Service Compliance and Procedures

Chairman Huffman reported that Mike Daily, Fire Marshal, brought to his attention as to whether or not enough pressure is in a fire hydrant water main when a new developer comes into town or if public water is even accessible and whether or not such development would create a new fire hydrant district and to be aware that the fire company's ladder trucks need 37 feet of clearance. Vice Chairman Ashmore mentioned that an application at the sketch plans stage should refer the applicant to the Fire Marshal for considerations.

### Other

Chairman Huffman announced that one member of the HARB committee is reserved for a member on the Planning Commission, and subsequently inquired if any of the Commissioners was interested in being a member of the HARB committee. Currently, Commissioner Ashmore sits on both committees.

The temporary sign resolution in place since 2009 was briefly discussed.

The draft noise ordinance is being worked on by the Township's alternate solicitor, Mike Maddren, Esq., and will be back on the agenda for March's meeting.

### Adjournment

Chairman Huffman's motion to adjourn the meeting at 7:45PM was seconded by Vice Chairman Ashmore.

Respectfully submitted,

Matt DiFilippo